

Eckfords Property Scene  
29, West Street, Bourne, Lincolnshire, PE10 9NB  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



12 Dorchester Avenue, Bourne, Lincolnshire PE10 9HX

£450,000 - Freehold

### Property Summary

This property is beautifully presented throughout and offers good size accommodation. Viewing is highly recommended at the earliest opportunity to appreciate everything it has to offer.

### Features

- Detached Bungalow
- Entrance Hall Way
- Fabulous Breakfast/Kitchen
- Utility Room
- Conservatory
- Lounge
- Family Bathroom & Ensuite
- Shower Room
- Three Bedrooms on First Floor

## Room Descriptions

### Ground Floor

#### Accommodation

Brand new composite front door to Entrance Hallway: LVT flooring, access to roof storage space, vertical radiator, second radiator, double width storage cupboard, further storage cupboard with shelving.

#### Bathroom

5' 6" x 8' 0" (1.68m x 2.44m) Panelled bath with centre mixer taps, wall mounted wash hand basin, low level WC with concealed flush, splash back tiling, ceramic floor tiles, chrome heated ladder towel, inset ceiling spot lights.

#### Lounge

11' 11" x 18' 4" (3.63m x 5.59m) Feature electric fire (Please note there is a capped gas point behind) vertical radiator, radiator, TV point.

#### Breakfast/Kitchen

10' 5" x 17' 1" (3.17m x 5.21m) Wall mounted and floor standing cupboards including six deep pan drawers, QUARTZ worktops and splash backs, inset sink with mixer taps and moulded drainer, SMEGG 5 ring induction hob with extractor canopy over, twin electric ovens (Please note one of the ovens is a steam oven) breakfast bar with space for high stools, integrated dishwasher, to end wall further floor standing cupboards with matching QUARTZ worktop, two wall light points, karndeian flooring.

#### Utility Room

8' 3" x 8' 11" (2.51m x 2.72m) Floor standing and wall mounted fitted cupboards including a tall larder style cupboard and a boiler cupboard housing a brand new IDEAL gas central heating boiler, integrated fridge, space for American style fridge/freezer, space and plumbing for automatic washing machine, glazed wooden effect uPVC door to outside, karndeian flooring.

#### Conservatory

13' 1" x 17' 1" (3.99m x 5.21m) Constructed dwarf brick walls with wooden effect uPVC units over. pitched warm roof with two velux windows and inset ceiling spot lights, fitted window blinds, TV point, vertical radiator, under floor electric heating.

#### Bedroom 1

13' 6" max x 17' 2" max (4.11m x 5.23m) Vertical radiator and second radiator, TV point, window to front.

#### Dressing Area

7' 6" x 7' 2" (2.29m x 2.18m) Inset ceiling spot lights.

#### Ensuite Shower Room

7' 5" x 7' 10" (2.26m x 2.39m) Double width shower cubicle with glass screen, complimentary splash back tiling, large wash hand basin with vanity unit, low level WC with concealed flush, white heated ladder towel rail, wall mirror with lights, ceramic tiled floor, under floor heating, inset ceiling spot lights.

#### Bedroom 2

11' 7" x 9' 10" (3.53m x 3.00m) TV point, radiator, window to rear.

#### Bedroom 3/Study

7' 10" x 8' 2" (2.39m x 2.49m) Radiator, window to rear.

### Externally

#### Garden

The front of this bungalow benefits from a large gravelled driveway which provides off road parking for several cars. A block paved driveway leads to the former double garage which still retains both garage doors. One side of the garage has been converted into the ensuite and dressing room however the left hand side is still a single garage. The block paving continues around the bungalow and leads to the front door. The remainder of the front garden is laid to lawn with an attractive laurel hedge. There is also an outside tap. The rear garden offers a good degree of privacy. There is a large paved patio with the reminder mostly laid to lawn with attractive mature trees and shrubs. To one side of the garden is another seating area and to the opposite side is a bespoke timber style gazebo ideal for enjoying an outside meal or a drink. Overall a lovely garden to enjoy and relax in.

#### Single Garage

Power and light connected up and over garage door.

As you look at the property the left hand garage is still a single garage however the right hand garage has been converted into a dressing area and large ensuite shower room.

